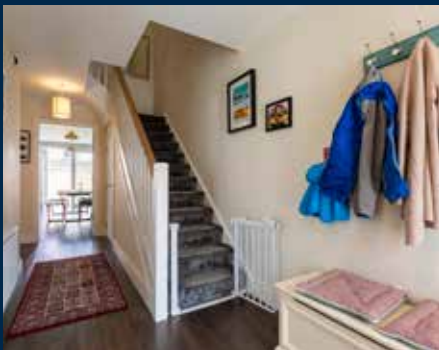


23 Diswellstown View

For Sale by Private Treaty

Hamilton Park, Castleknock, Dublin 15



Location

Castleknock is undoubtedly one of Dublin's most sought-after locations. Carpenterstown shopping centre is situated right around the corner which includes Llyod's Pharmacy, Parks Medical Centre, Spar, Insomnia and the Carpenter Pub. There are a number of high-profile schools within proximity, with St Patrick Primary School off the Diswellstown Road, Castleknock College, Mount Sackville and Castleknock Community College all nearby,

A number of amenities, that include, restaurants, cafes, bars recreational sports clubs (Tennis, Rugby, Golf and soccer clubs), The Phoenix Park and Dublin Zoo on the door step. There are a number of transport links close by with both Coolmine train station and Dublin Bus 37 route within walking distance.

Description

McNally Handy & Partners are delighted to bring to the market number 23 Diswellstown View, a recently built Park Development 3 bed, semi-detached house making for an ideal family home. The property extends to c.112 sqm (c.1215 sqft) and was built in 2018.

Entrance hallway, downstairs wc/whb, a large bright and spacious living room, kitchen and dining room with patio doors to garden. The first floor comprises of three well proportioned bedrooms with one ensuite (wc, whb & shower). Main bathroom (wc, whb, self-contained shower & bath). There is parking to the front for two cars. The house has a BER Rating of A3 making this dwelling an extremely energy efficient property.

Accommodation

Accommodation	Room Dimensions
Featured hallway with laminate floor Kitchen with tiled floor with utility room	5.65m x 3.06m
Dining Area with laminate floor & doors to garden	2.79m x 2.50m
Drawing Room with laminate floor	3.62m x 4.22m
First floor	
Bedroom 1: Luxurious built in Wardrobes with en-suite: wc, whb, & shower	3.88m x 3.78m
Bedroom 2: Fitted wardrobe	2.75m x 3.78m
Bathroom: bath, wc & whb, tiled floor	2.62m x 2.01m
Bedroom 3: Single Room	2.86m x 2.61m

Features

- Triple Glazed Windows
- Solar Panels
- 9 Year Homebond Structural Guarantee
- Heat Recovery Ventilation
- Air tightness

Price

Quoting €480,000

Viewing

By appointment only through sole selling agents McNally Handy & Partners.

Title

Freehold



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

BER Details



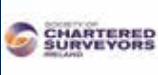
Number: 110030434

Energy Performance Indicator:
54.53Kwh/m²/yr

Contact

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PSRA Licence Number: 002226.

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